066.0	0006	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	863,900 / 863,900
					USE VALUE:	863,900 / 863,900
					ASSESSED:	863,900 / 863,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42	-44	JOHNSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	P&M CARUSO FAMILY LLC
Owner 2:	C/O PAUL CARUSO
Owner 3:	
Street 1:	63 MORNINGSIDE DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARUSO PAUL TR -
Owner 2:	-
Street 1:	63 MORNINGSIDE DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .181 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1970, having primarily Vinyl Exterior and 3151 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7886.000	404,300		459,600	863,900
Total Card	0.181	404,300		459,600	863,900
Total Parcel	0.181	404,300		459,600	863,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 274.17 | /Parcel: 274.17

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 42572

GIS Ref

GIS Ref

Insp Date 11/09/18

!5698!

PREVIOUS ASSESSMENT

Parcel ID 066.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	404,300	0	7,886.	459,600	863,900		Year end	12/23/2021
2021	104	FV	382,200	0	7,886.	459,600	841,800		Year End Roll	12/10/2020
2020	104	FV	382,200	0	7,886.	459,600	841,800	841,800	Year End Roll	12/18/2019
2019	104	FV	356,900	0	7,886.	426,800	783,700	783,700	Year End Roll	1/3/2019
2018	104	FV	356,900	0	7,886.	426,800	783,700	783,700	Year End Roll	12/20/2017
2017	104	FV	333,800	0	7,886.	374,300	708,100	708,100	Year End Roll	1/3/2017
2016	104	FV	333,800	0	7,886.	341,400	675,200	675,200	Year End	1/4/2016
2015	104	FV	283,300	0	7,886.	302,000	585,300	585,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:37:17

LAST REV

Date	Time
04/16/19	14:57:31
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5698

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARUSO PAUL TR,	58791-355		3/30/2012	Convenience	99	No	No		
	13107-680		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	42572
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	BS	Barbara S
5/27/2009	Measured	189	PATRIOT
4/6/2009	Meas/Inspect	189	PATRIOT
11/13/2000	Hearing N/C	189	PATRIOT
10/7/1999	Meas/Inspect	267	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7886		Sq. Ft.	Site		0	70.	0.83	12									459,606						459,600	

Total AC/HA:	0.18104	Total SF/SM:	7886	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	459,606	Spl Credit		Total:	459,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	29.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	29.9	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	1.06501973
Const Adj.:	0.98000199
Adj $ / SQ:	156.558
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	576711
Depreciation:	172437
Depreciated Total:	404274

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	6	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

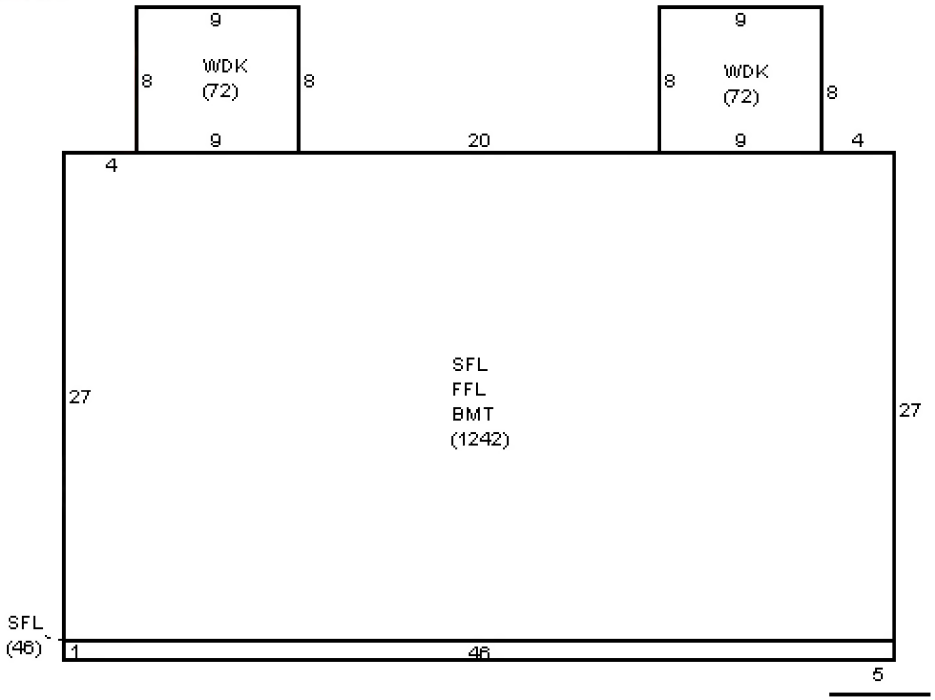
No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	156.56
Special Features:	0	Val/Su Net:	103.24
Final Total:	404300	Val/Su SzAd	159.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,288	156.560	201,647
BMT	Basement	1,242	62.230	77,292
FFL	First Floor	1,242	156.560	194,445
WDK	Deck	144	12.690	1,827

Net Sketched Area:	3,916			Total:	475,211
Size Ad	2530	Gross Area	3916	FinArea	3151

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

066.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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